



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-24
Meeting Date: July 21, 2026

Existing Zoning: AR-1 (Agricultural Residential)

Proposed Zoning: R-1 (Single Family Residential)

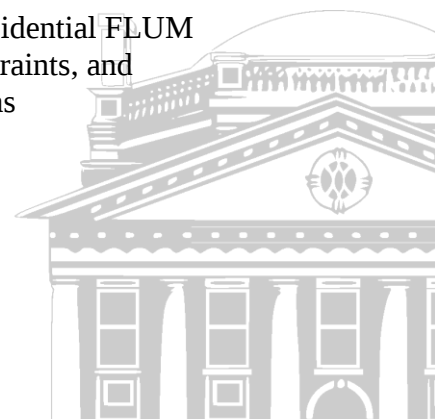
Map & Parcel(s): 435A-81
Parent Parcel Size: ±9.64 Acres
Location: 100 Coastal Woods Drive
Commissioner District: 2nd District

Proposed Request: **Rezone & lot combination with adjacent R-1 parcel (435A-81)**

Applicant/Owner: Nathaniel Spell
100 Coastal Woods Drive
Rincon, GA. 31326

Rezoning Summary:

Item	Description
Request	Rezone ±1.685 acres from AR-1 to R-1
Parent Parcel	435-56
Receiving Parcel	435A-81
Existing Use	Undeveloped woodland and existing residential lot
Proposed Use	Expansion of existing residential parcel
Future Land Use	Agricultural-Residential
Utilities	Existing residential services
Floodplain	Present on portions of the rezoning area
Key Considerations	Lot combination, consistency with Agricultural-Residential FLUM designation, no increase in density, floodplain constraints, and compatibility with surrounding development patterns



Item

Planning Board
Recommendations

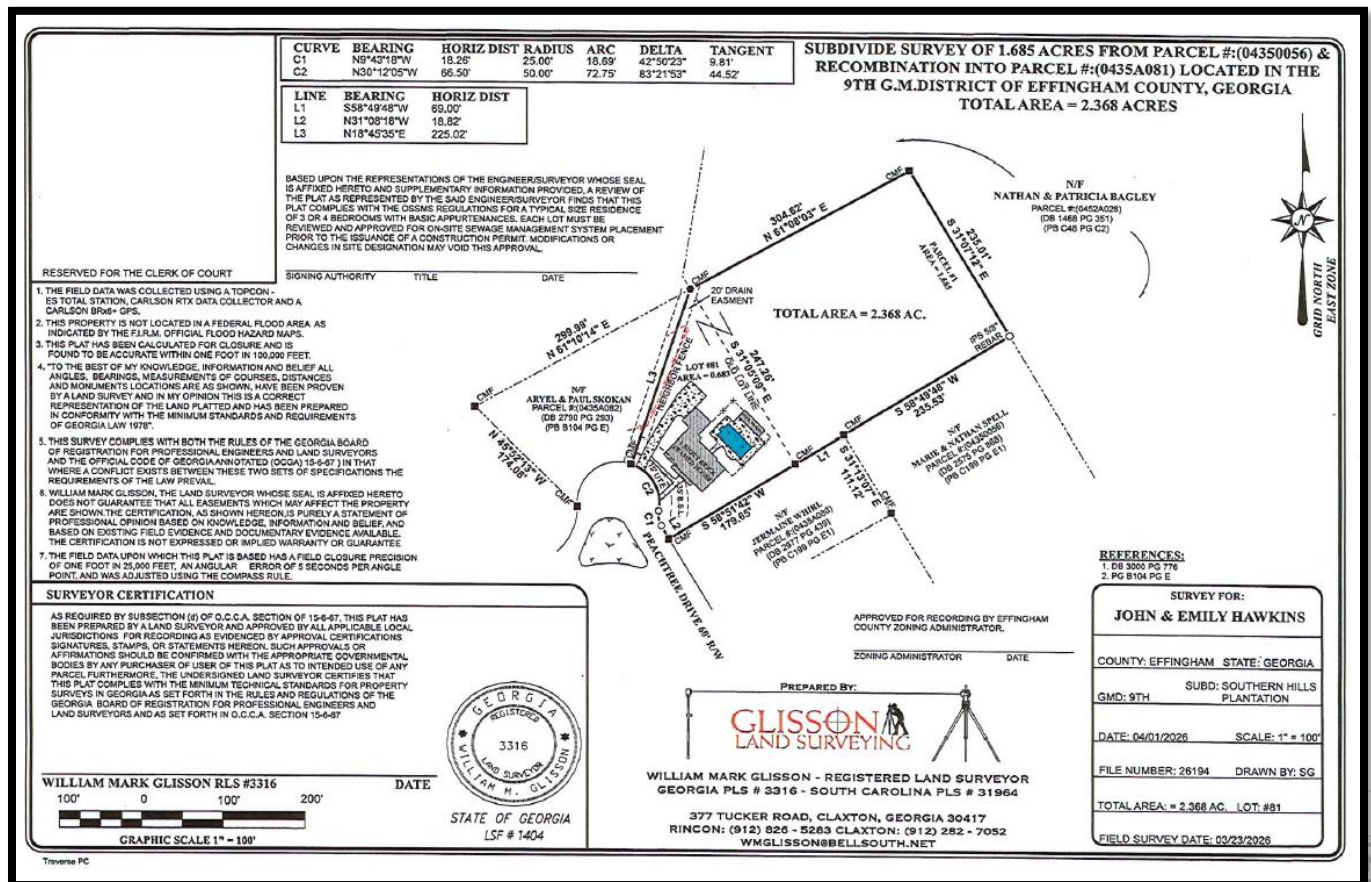
Description

Approval (Unanimous – June 9, 2026) with the condition that no additional primary residential structures shall be permitted on the property.

Request Overview:

The applicant is requesting to subdivide approximately ± 1.685 acres from **Parcel 435-56** and rezone that portion from **AR-1** (Agricultural Residential) to **R-1** (Single Family Residential) for the purpose of combining the property with the adjacent residential parcel identified as Parcel 435A-81.

The receiving parcel is currently developed as a single-family residential lot and contains approximately 0.683 acres. Upon approval of the subdivision, rezoning, and lot combination, the resulting parcel would contain approximately 2.368 acres.



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The applicant has indicated that the purpose of the request is to expand the existing residential property and create additional yard area. No new structures, additional lots, or new development are proposed as part of this request.

Existing Land Use and Zoning:

Parcel **435-56** consists of approximately 9.64 acres and is currently zoned AR-1 (Agricultural Residential). The property is largely wooded and undeveloped.

Parcel **435A-81** consists of approximately 0.683 acres and is currently zoned R-1 (Single Family Residential). The property is developed with an existing single-family residence.

The proposed action would transfer a portion of the AR-1 parcel to the adjoining residential lot, resulting in a larger residential parcel while maintaining the existing residential use.

Surrounding Development Pattern:

The zoning map indicates a mixture of AR-1 and R-1 zoning districts in the surrounding area.

Surrounding Zoning and Land Uses

Direction Zoning		Existing Land Use
North	AR-1	Large-lot residential and wooded tracts
South	R-1	Single-family residential subdivision
East	AR-1	Rural residential and undeveloped land
West	R-1	Single-family residential subdivision

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(Zoning Map)



(Zoning Legend)

The area reflects a transition between larger agricultural-residential tracts and established residential neighborhoods while maintaining a generally low-density development pattern.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map (FLUM)

The Future Land Use Map designates the subject property as **Agricultural-Residential**.

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The Agricultural-Residential designation supports:

- Low-density residential development
- Rural residential uses
- Preservation of open space
- Agricultural activities
- Maintenance of rural character

The proposed rezoning remains residential in nature and does not introduce a new land use type. The request would increase the size of an existing residential lot without creating additional development density.



Future Land Use Map (FLUM)



(FLUM Legend)

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INFRASTRUCTURE AND SERVICES

The receiving parcel is currently developed and served by existing residential infrastructure.

No new roads, utility extensions, or public infrastructure improvements are proposed as part of this request.

Because the proposal involves a lot combination rather than creation of additional lots, no increase in demand on public facilities or services is anticipated.

ENVIRONMENTAL CONSIDERATIONS

Floodplain

County GIS mapping indicates that portions of the rezoning area are located within a FEMA-designated flood hazard area. The floodplain mapping provided with the application reflects floodplain impacts primarily along the eastern portion of the parent parcel.

Any future development within flood hazard areas would remain subject to applicable floodplain management regulations and permitting requirements.

Wetlands

County GIS mapping indicates wetland areas on portions of the parent parcel. Any future disturbance of wetland areas would remain subject to applicable state and federal permitting requirements.

Drainage

The presence of floodplain and wetland features may limit future development potential on portions of the property and contribute to preservation of open space within the area.

PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

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The request does not create additional lots or introduce a new land use. Existing access arrangements will remain unchanged, and no significant traffic impacts are anticipated.

Compatibility

The proposed rezoning remains residential in nature and is intended solely to expand an existing residential parcel. The request does not introduce commercial, industrial, or higher-density residential development into the area.

Development Intensity

The request does not increase residential density and does not create additional development potential beyond that already permitted within the surrounding residential area. Instead, the proposal increases the size of an existing residential lot through a lot combination.

PLANNING BOARD RECOMMENDATION

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At the **June 9, 2026**, Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately $\pm$ 3.04 acres from AR-1 to AR-3 to allow for permitted uses in AR-3.

Discussion included the zoning classification and concerns about adding another home to the lot.

Following the discussion, the Planning Board voted **unanimously to recommend approval of the request with the condition that no additional primary residential structures shall be permitted on the property.**

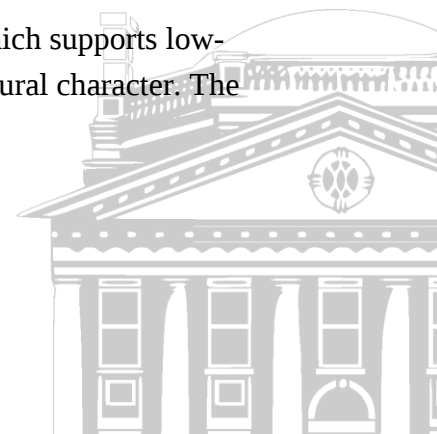
STAFF ANALYSIS / KEY CONSIDERATIONS

The request involves rezoning approximately $\pm$ 1.685 acres from AR-1 to R-1 for the purpose of combining the property with an adjacent R-1 residential parcel. The proposed action would increase the size of the existing residential lot from approximately 0.683 acres to approximately 2.368 acres.

The Future Land Use Map designates the property as Agricultural-Residential, which supports low-density residential development, preservation of open space, and maintenance of rural character. The

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proposed lot combination would maintain residential use of the property and would not introduce a new land use category.

The surrounding area contains a mixture of AR-1 and R-1 zoning districts characterized by single-family residential development, large-lot residential properties, and undeveloped wooded tracts. The request is located at the interface between these development patterns and would expand an existing residential parcel rather than create additional lots or increase density.

Additional considerations include the presence of floodplain and wetland areas on portions of the property, which may limit future development potential and contribute to preservation of open space. Any future development within environmentally constrained areas would remain subject to applicable local, state, and federal regulations.

Key Considerations

- Consistency with the Agricultural-Residential Future Land Use designation;
- Expansion of an existing residential parcel through a lot combination;
- No increase in residential density or creation of additional lots;
- Compatibility with surrounding residential and agricultural-residential development patterns;
- Presence of floodplain and wetland areas on portions of the property; and
- Continued compliance with applicable environmental and floodplain regulations.

STAFF SUMMARY

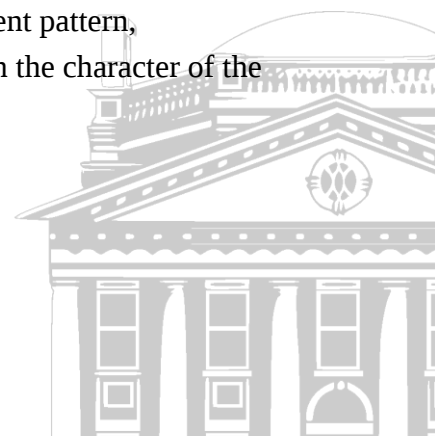
The Board is being asked to consider a request to rezone approximately ± 1.685 acres from AR-1 to R-1 and combine the property with the adjacent residential parcel identified as Parcel 435A-81.

The request would increase the size of the existing residential parcel from approximately 0.683 acres to approximately 2.368 acres and would not create additional lots or introduce a new land use. The property is located within an area designated Agricultural-Residential on the Future Land Use Map and characterized by a mixture of residential and agricultural-residential development patterns.

The Board may consider the Future Land Use designation, surrounding development pattern, environmental constraints, lot combination purpose, and overall compatibility with the character of the area when evaluating the request.

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